

# REGULAR MEETING OF THE VINEYARD PLANNING COMMISSION, Wednesday, October 19, 2022, 6:00 p.m.

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our live stream channel.

### **REGULAR SESSION**

### **CALL TO ORDER**

- 1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE
- **2. OPEN SESSION** Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
- 3. MINUTES REVIEW AND APPROVAL
  - 3.1 No Minutes for Review or Approval
- 4. BUSINESS ITEMS
  - 4.1 Sign Standard Waiver: Valley Women's Health and Alpine Pediatrics

Kailea Robbins with Graphik Display & Sign has applied for a sign standard waiver to increase the number of wall signs located at 667 E 500 N (Parcel ID: 56:037:0001). The zoning code allows for a building to have up to four (4) wall signs and the applicant is requesting an additional two (2) signs for navigation and marketing purposes. The Planning Commission will take appropriate action.

### 5. WORK SESSION

### 5.1 Zoning Text Amendment: Accessory Dwelling Unit Location

The Planning Commission will hold a work session to discuss a zoning text amendment to Ordinance Section 15.34.060 Accessory Dwelling Units. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure.

# 5.2 Zoning Text Amendment: Special Purpose Zoning Districts Ordinance Section 3 Downtown Vineyard (Town Center)

The Planning Commission will hold a work session to discuss a zoning text amendment to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Special Purpose Zoning District. No action may be taken at this time.

- 6. TRAINING SESSION
- 7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE
- 8. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at <a href="mailto:cacheh@vineyardutah.org">cacheh@vineyardutah.org</a>.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: October 14, 2022

**NOTICED BY:** /s/ Cache Hancey

Cache Hancey, Planner



# **Community Development**

Date: October 19, 2022

From: Briam Amaya Perez, Planner II

**To**: Planning Commission

Item: Alpine Pediatrics & Valley Women's Health Sign Standard Waiver Application

**Permit:** PLAN22-0027 (CityInspect, within the Planning and Zoning Module)

Address: The Yard, 667 E 500 N, Vineyard, Utah, 84059
Applicant: Kailea Robbins, Graphik Display & Signs



### **ANALYSIS**

The applicant, Kailea Robbins, with Graphik Display & Sign, is applying for a sign standard waiver (SSW). A SSW is required because the applicant has proposed a total of six (6) exterior walls signs located on three of the building elevation. VZC 15.48.070 'Sign Standard Table,' outrightly permits only one (1) exterior wall sign per elevation, and a total of four, except as approved through a Sign Standard Waiver."

As the property owner anticipates two (2) tenants at this building, they anticipate the need for a total of two (2) wall signs on the western elevation, two (2) wall signs on the southern elevation, two (2) wall,

two (2) walls signs on the eastern elevation, and no wall signs on the northern elevation. In total, the applicant is requesting six (6) exterior wall signs at this location.

VZC 15.48.040(4)(C)(2), grants the Planning Commission authority to evaluate approval of sign standard waivers under certain criteria regarding placement, quantity, height, sign area, and design features and materials.

Placement and quantity are the two main criteria in question with the sign standard waiver application being requested. VZC 15.48.040(4)(C)(2) provides the following details:

Placement: All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and sight triangles. Wall signs may be approved on building walls other than the wall space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street.

Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.

The Planning Commission must determine if the additional two (2) exterior wall signs appropriately meet these criteria.

### TOTAL SF CALCULATIONS OF ALL PROPOSED EXTERIOR WALLS SIGNAGE

VZC 15.48.070 'Sign Standard Table,' states that, for exterior walls signs within the RMU Zoning District, maximum allowable sign area is "5% on each building elevation; In no case shall a wall sign be required to be smaller than 60 SF." The applicant has provided total signage area for the ten proposed exterior wall signs per building elevation. They are as follows:

North Facing Elevation: 0 signs

South Facing Elevation: 2 signs occupying 2.4 %

West Facing Elevation: 2 signs occupying 1.4%

East Facing Elevation: 2 signs occupying 1.4%

In no case, does the applicant exceed the allowable 5% of sign area allowed per elevation.

### **STAFF COMMENTS**

Staff recognizes the need for and importance of businesses to be clearly seen and identified by the public through exterior wall signage. The ability to identify the businesses housed within a building has a positive and significant impact on economic development and the financial stability of those businesses. It is also important to understand the visual and aesthetic impact that signage can have on a building, the surrounding community, and development. The Planning Commission, the ultimate authority on approving all SSWs, should weigh these elements accordingly as they review this application.

### **CONDITIONS**

- 1. The applicant pays any outstanding fees and makes any redline corrections.
- 2. The applicant is subject to all federal, state, and local laws.

### POTENTIAL MOTIONS

"I move to approve the sign standard waiver application as requested by Kailea Robbins, with Graphik Display & Sign with the proposed conditions."

"I move to deny the sign standard waiver application as requested by Kailea Robbins, with Graphik Display & Sign"

### **ATTACHMENTS**

Alpine Pediatrics and Valley Women's Health Sign Site Plan and Construction Plans.

### **Graphik Display & Sign**

17 S 1400 W Lindon UT, 84042 (801) 796-8999

# Alpine Pediatrics/Valley Women's Health

13th October 2022

### Sign Standard Waiver

Alpine Pediatrics and Valley Women's Health are two separate businesses operating in the same building. Three sides of the building face a high traffic thoroughfare and as such these tenants wish to advertise their location on all three of these sides. This would bring the total number of signs to six; one for each tenant displayed on each visible side. Such signage is needed to ensure the clients of these two entities are able to locate the building with as much ease as possible.

### **SPECIFICATIONS**

- -6 total signs fabricated using 0.040 Aluminum returns with acrylic face
- Front lit Channel Letters (12v 200watt)
- -Low voltage power supply will be connected to existing 120v 15-20amp elecrtical leads
- -Sign adhered to multi-wythe solid brick with arriscraft thin adhered stone veneer and grout building face using 6"h x 4"d aluminum raceway with appropriate fasteners

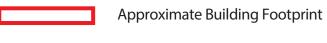
All other specifications have been mapped out in the watermarked engineering documents, site plans, and elevation designs that I have submitted. We have been informed that all illuminated signage located within The Yard development must be on a timer. We will ensure that the proper steps are taken to ensure this once installation is underway. Please direct any questions, revisions, or stipulations to the email address listed below. We look forward to hearing your decision and appreciate your consideration.

Kailea J Robbins *Account Manager* 

Graphik Display & Sign krobbins@graphikusa.com (801)796-8999

Kailea JRobbins





Proposed Alpine Pediatrics Signs

Proposed Valley Women's Signs

Parking Lot

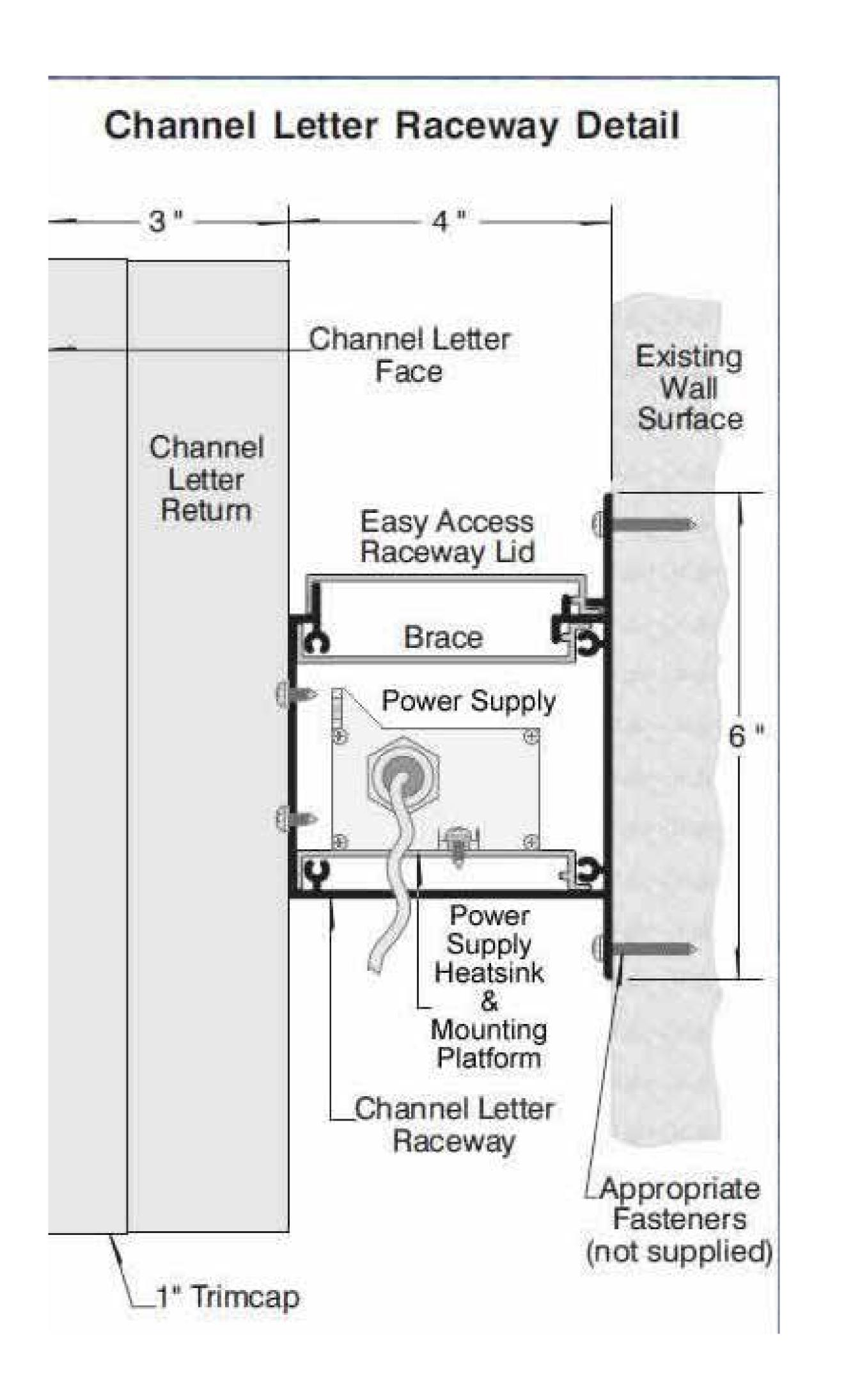


South Building Face

-Building face: 32'x84' (2688' sq);

Alpine Pediactrics" 14.3'x3.2'(26.32'sq) "Valley Womens" 13'x3' (39sq')

~2.4% of building face





East Building Face

-Building face: 32'x 148'(4736'sq)

Alpine Pediactrics" 14.3'x3.2'(26.32'sq) "Valley Womens" 13'x3' (39sq')

~0.02% of building face

# Sign Specifications

- -6 total signs fabricated using 0.040 Aluminum returns with acrylic face
- -Front lit Channel Letters (12v 200watt)
- -Low voltage power supply will be connected to existing 120v 15-20amp elecrtical leads
- -Sign adhered to multi-wythe solid brick with arriscraft thin adhered stone veneer and grout building face using 6"h x 4"d aluminum raceway with appropriate fasteners

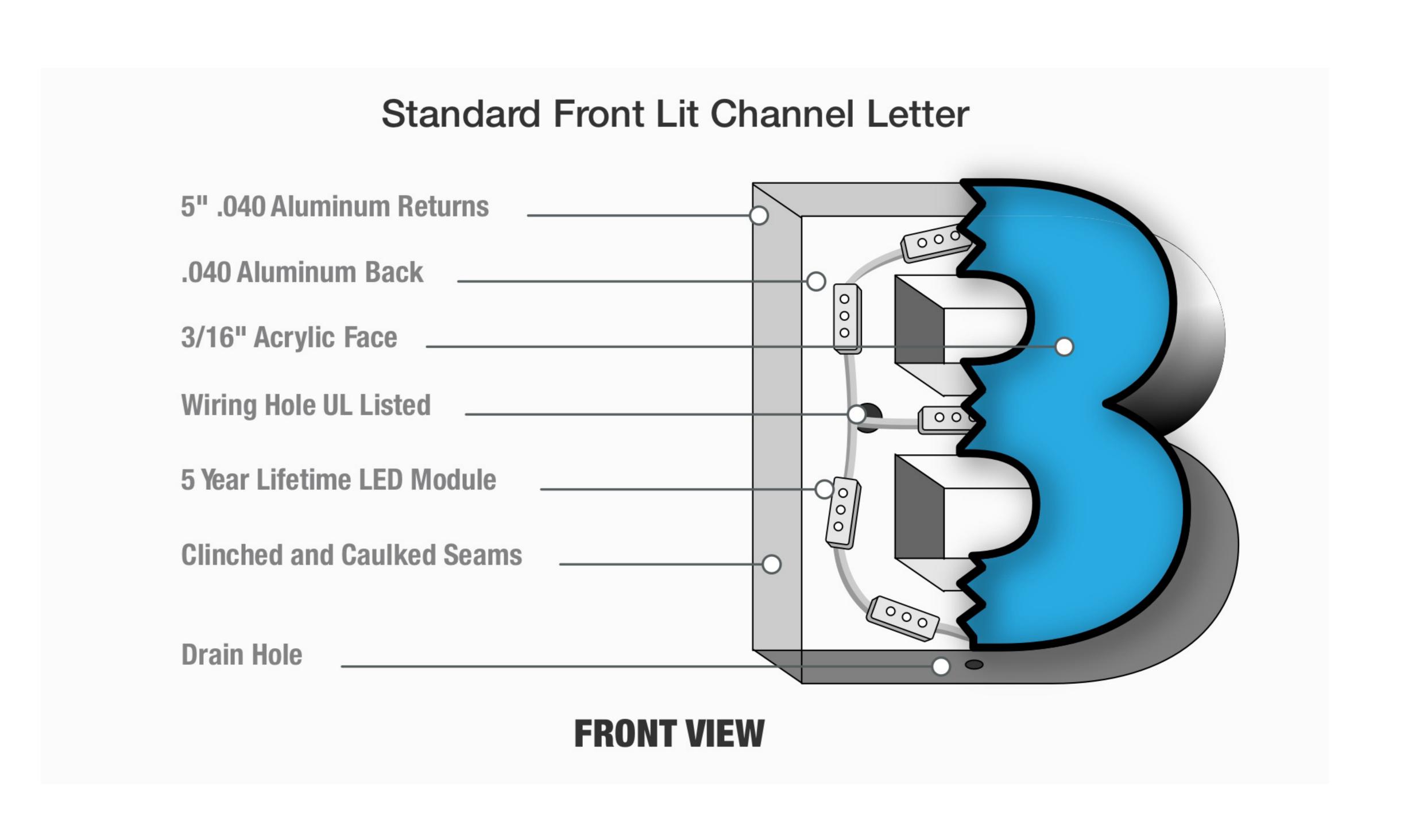


West Building Face

-Building face: 32'x 148'(4736'sq)

Alpine Pediactrics" 14.3'x3.2'(26.32'sq) "Valley Womens" 13'x3' (39sq')

~0.02% of building face







# **Community Development**

Date: October 19, 2022

From: Morgan Brim, Community Development Director

**To**: Planning Commission

Item: Ordinance 2022-18: Public Hearing and Consideration of proposed Zoning Text

Amendment to allow Accessory Dwelling Units within detached accessory structures

**Applicant**: City-Initiated

**Location:** Single-family residential lots with a square footage of 15,000 or greater

### **BACKGROUND**

The proposed ordinance provides greater allowance for detached structures to be used for accessory dwelling units (ADU). The current code limits ADUs to be located in the existing primary residence or located above a detached garage. Detached structures without a garage or with an ADU on the ground floor are currently not permitted. This change would provide the ability for owners to construct an ADU in a detached structure without a garage. The private market has responded to the high cost of housing with many options to purchase ADU kits or plans for home owners to construct themselves.



All code requirements of zoning ordinance section 15.34.060 Accessory Dwelling Units apply. These include:

- A minimum lot size of fifteen thousand (15,000) square feet
- External appearance compatible with primary residence
- ADUs shall not be sold separately from the primary home
- The property shall maintain owner-occupancy status
- Only one ADU is permitted on the property. Property may not contain both an internal ADU (within the primary residence) and a detached structured ADU.
- Dimensional standards of the Dimensional Standards Table for primary and accessory structures shall apply
- ADUs shall not have separate meters from the primary structure
- A minimum of five onsite parking spaces are required
- A separate address is required for the ADU
- An ADU application is required which is followed by approval of a business license
- Applicable building and fire codes apply

### PLANNING COMMISSION OPTIONS

Many options exist for the Planning Commission to consider. Below are three options provided by staff:

- 1. Recommend approval of the ordinance as presented.
- 2. Recommend denial the ordinance.
- 3. Recommend approval of the ordinance with suggested amendments.

### **OPTIONAL MOTIONS**

- 1. "I motion to recommend approval of Ordinance 2022-18 Accessory Dwelling Units."
- 2. "I motion to recommend denial Ordinance 2022-18 Accessory Dwelling Units based on the following reasons."
- 3. "I motion recommend approval of Ordinance 2022-18 Accessory Dwelling units with the following modifications..."

### **ATTACHMENTS**

• Ordinance 2022-18 Accessory Dwelling Units

### **VINEYARD**

# ORDINANCE 2022-18 ACCESSORY DWELLING UNITS - DETACHED ACCESSORY STRUCTURES

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE SECTION 15.34.060 ACCESSORY DWELLING UNITS TO PROVIDE LOCATIONAL ALLOWANCES FOR ACCESSORY DWELLING UNITS TO BE LOCATED WITHIN DETACHED ACCESSORY STRUCTURES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

**WHEREAS,** Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code 10-9a-102(2); and

**WHEREAS**, the Planning Commission held a public hearing on October 5, 2022 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

**WHEREAS**, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on October 12, 2022; and

**WHEREAS**, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

**NOW THEREFORE**, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

**SECTION 1:** <u>AMENDMENT</u> "15.34.060 Accessory Dwelling Units" of the Vineyard Zoning Code is hereby *amended* as follows:

### AMENDMENT

15.34.060 Accessory Dwelling Units

**Purpose**: The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

- 1. **Location**: Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
  - a. Over a detached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required parking Detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.;
  - b. Within a home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
- 2. **Minimum lot size:** A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an <u>internal</u> accessory dwelling unit. A minimum lot size of fifteen thousand (15,000) square feet is required for lots containing a detached accessory dwelling unit.
- 3. **External appearance**: The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.
- 4. **Sale of principle dwelling**: An accessory dwelling unit shall not be sold separately from the sale of the principle dwelling located on the same lot.
- 5. **Owner occupied**: The property owner shall live within the home or detached structure located on the property containing the accessory dwelling unit. home containing the accessory dwelling unit shall be the primary residence of the property owner.
- 6. **Number of units**: A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
- 7. Dimensional standards: Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
- 8. **Utilities**: An accessory dwelling unit shall be <del>connected to, and</del> served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
- 9. **Parking**: A single-family dwelling with an accessory dwelling unit shall provide a minimum of five (5) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with

- street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).
- 10. **Addresses**: The single-family dwelling and accessory dwelling unit shall have unique addresses.
- 11. **Entrance**: Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes.. Only one (1) front entrance of the primary home shall be visible from the front yard.
- 12. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
- 13. **Business License:** All Accessory Dwelling Units shall maintain a Vineyard City Business License to be renewed biennially, subject to property inspection for code compliance by a Vineyard City staff member.
- 14. **Compliance with adopted codes**: Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

### PASSED AND ADOPTED BY THE VINEYARD COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer				
Tyce Flake				
Amber Rasmussen				
Mardi Sifuentes				
Cristy Welsh				
Presiding Officer		Attest		
Julie Fullmer, Mayor, Vineyard		Pamela S	Spencer, City R	ecorder,
		Vineyard		



## **Community Development**

Date: October 19, 2022

From: Morgan Brim, Community Development Director

**To**: Planning Commission

Item: Consideration of proposed Zoning Text Amendment Regarding the Special Purpose

Zoning Districts Ordinance Section 3 Downtown Vineyard (Town Center)

**Applicant**: Bronson Tatton representing Flagborough

### **BACKGROUND:**

Bronson Tatton with Flagborough is requesting a Zoning Text Amendment to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Special Purpose Zoning District. The proposed changes are located within the attached redlines document.

### **ATTACHMENTS:**

Application and Redlines

The following changes are proposed as amendments to the text of Vineyard City Code: "3 Vineyard Town Center" of the Vineyard Special Purpose Zoning Districts:

- 1. In Table: 3.08.010(1) Uses by District:
  - a. Modify Downtown Station district use table to include Single-household Attached as permitted use.
  - b. Downtown Mixed-Use district use table to include Single-household Attached as permitted use.
  - c. Lakefront Commercial district use table to include Single-household Attached as permitted use with asterisk
  - d. Lakefront Commercial district use table to include Single-household Detached as permitted use with asterisk
  - e. Downtown Mixed-Use district use table to include Single-household Detached as permitted use with asterisk
  - f. Downtown Station district use table to include Single-household Detached as permitted use with asterisk
  - g. Village General district use table to include Single-household Detached as permitted use with asterisk
  - h. Lakefront Commercial district use table to include Single-household Detached as permitted use with asterisk

- i. Asterisk saying: Permitted where the detached housing is used as a design feature for how the block is developed and less than 5% of the overall units
- 2. Remove section 3.01.010.04.21 (Taxi Cab) as a prohibited use.
- 3. In Table 3.10.020(1)(3) Street Façade Requirements:
  - a. Modify "minimum ground Story Transparency Measured between 0' and 10' above grade" to 40%.
  - b. Included asterisk for Downtown and Station to allow for single story buildings for design and commercial purposes so long as the average building height is in excess of 2-stories
  - c. Included 9-12' as the minimum ground floor height

### 4. Section 3.10.040:

- a. Sub-Section 5.3: Deleted transparency requirements for entries
- b. Sub-Section 6.1: Remove requirements for Stoop Size.
- c. Sub-Section 7.1: Remove transparency requirements.
- d. Sub-Section 7.2: Remove requirements for Porch Size.
- e. Inserted: except where code requirements are such that access to units would need to vary

### 5. Section 3.12.030:

- a. Table 3.12.030(1): modified to include structures in excess of 20-30% limit where concept is approved
- b. Table 3.12.040(1): modified to include structures where Site Plan is approved
- c. Table 3.12.050(1): modified to include structures where Site Plan is approved

### 6. Section 3.10.50

- a. Sub-section 1.1.1: Add metal paneling to primary façade material list.
- b. Sub-section 1.2: Remove exterior architectural metal panels from secondary material list
- c. Subsection 2.2: Add fiber cement as an optionally approvable shutter material.
- d. Subsection 3:
  - i. Remove subsection 3.1: "Size"
  - ii. Remove subsection 3.2: "Multi-family residential units must include balconies for at least 25% of the units within DTMU and DTS."
  - iii. Remove subsection 3.5: "Porches. 50% of the small-lot single-family dwellings shall have front porches."
- e. Subsection 7: Waste Containers Amend to say: Waste Containers shall be located below ground when feasible. Where below-ground collection is not possible feasible, and where waste containers are to be located outside of a building footprint, waste containers shall be located out of public view, a minimum of 10' from any property line and screened with landscaping or a structure built of durable materials, such as brick.
- f. Subsection 9: Amenity Requirements Amend to Say: Multi-family units, excluding the Lake Front Residential district, must meet the following amenity levels of service, within public or private spaces. If the following amenity levels of service will not be installed at the time of building completion. A certificate of occupancy shall be issued for the building only upon (1) a showing that the necessary amenities are planned in an upcoming development phase and (2) upon the posting of a bond in the estimated

amount of the required amenity improvements. The term of the bonding for the completion of the required amenity shall not exceed 12 months. The exception is that e Each item is shall be well maintained and kept operational and built to a public, commercial, or industry standard.

### 7. 3.12.10

- a. Subsection 2(b). Fencing Open Space Types: Modify fencing requirements to apply to the North Promenade, Lake Promenade, and Geneva Park as follows.
  - i. Open space types defined by 3.12.030 through 13.12.050 may incorporate fencing as part of the development plan for those areas as approved by the City Planner. The North Promenade, Lake Promenade, and Geneva Park may incorporate fencing provided that the following requirements are met:
- b. Table 3.12.020(1) Lake Promenade Requirements: Add aquatic use as a permitted use subject to review and approval.

### 8. 3.14.010

a. Subsection 2(4): Applicability – Temporary Uses: These provisions do not apply to temporary uses, unless determined otherwise by the City Planner. In the event that a parking lot is a temporary use and the temporary parking lot is anticipated to become developed as part of a future development phase, the Applicant or Developer shall not be required to submit a parking lot landscape plan that is in compliance with this section. For temporary parking lots, the Applicant or Developer shall submit a simplified, temporary landscaping plan showing proposed landscape locations and buffering for approval by the City Planner. The temporary parking lot shall be removed and developed, and the additionally-developed property shall conform to the requirements of this section within 7-years of the certificate of completion for the building which the temporary parking lot services.

### 9. 3.14.030

a. Subsection 3(b): Clear Branch Height. Minimum clear branch height applies to trees not used for privacy screening adjacent to buildings.

### 10. 3.16.010

- a. Subsection 9. Minimum Vehicular Parking.
  - i. Modify to allow for a parking study by a mutually agreed-upon consultant to modify parking requirements based on actual parking needs as follows.
  - ii. Parking is required for each use as specified in Table 3.16.010(3). If requested by the developer or city, at the cost of the developer, a parking study shall be conducted upon issuance of occupancy of the following residential unit amounts: 500 residential units, 1,500 residential units, and 3,000 residential units and 5,000 residential units. The parking study shall be completed by a qualified professional with demonstrated experience in conducting parking studies. Developer will propose three qualified consultants from which the city will select one to conduct the parking study. The results of the parking study will, at a minimum, analyze the appropriateness of the requirements imposed by Table 3.16.101(3) of this section. The purpose of the parking study is to assist

the City Planner and City Engineer in determining if the numeric requirements listed in table 3.16.010(3) are sufficient The findings from the study will modify the values in the table 3.16.010(3) and will automatically be incorporated in to this section and those values will govern the minimum required parking uses:. The parking study shall be completed by a qualified professional with

demonstrated experience in conducting parking studies. The City Planner and Engineer, after evaluating the study, may increase, reduce, or choose to make no changes to parking requirements.